

AN ORDINANCE

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC.," PASSED AND APPROVED ON NOVEMBER 3, 1938, BY CHANGING THE CLASSIFICATION AND RE-ZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

* * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, ETC." passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, 1938, be and the same is hereby amended so that paragraph 3 of said Section 2 shall hereafter include the following described changes in classification and the re-zoning of the hereinbelow designated property, to-wit:

The re-zoning and re-classification of the following described property from "A" Temporary Residence District as follows:-

To: "L" FIRST MANUFACTURING DISTRICT

Lot A-6, N.C.B. 7456.

To: "B" RESIDENCE DISTRICT

A quadrangular area described as follows:

BEGINNING AT the intersection of Austin Highway and Corinne Drive;

Thence in a southwesterly direction with Austin Highway to an established property line located approximately 964 feet west of and parallel to the west line of Harry Wurzbach Highway;

Thence in a southeasterly direction with said established property line to the alley immediately north of Sumner Drive;

Thence in a southwesterly direction with said alley to Bradshaw Road;

Thence in a southerly direction with Bradshaw Road to the north corporate limits of the City of Terrell Hills;

Thence in an easterly direction with said corporate limit line to the street intersection of Corinne Drive and Harry Wurzbach Highway;

Thence in a northeasterly direction with Corinne Drive to the point of BEGINNING; except those areas now under permanent zoning in the above described area.

To: "B" RESIDENCE DISTRICT

All of the following described property. except that area now under permanent zoning:

A quadrangular area bounded on the northwest by Wetmore Road; bounded on the south by Harry Wurzbach Highway (North Loop 13); bounded on the southeast by Nacogdoches Road; and bounded on the northeast by the present corporate limits of the City of San Antonio,

To: "B" RESIDENCE DISTRICT

A quadrangular area bounded on the west by San Pedro Avenue; bounded on the south by Harry Wurzbach Highway (North Loop 13); bounded on the east by Jones-Maltsberger Road, and bounded on the north by Canterbury Road to San Pedro Avenue.

To: "B" RESIDENCE DISTRICT

A rectangular area bounded on the west by North New Braunfels Avenue; bounded on the south by Austin Highway extended to N. New Braunfels Avenue; Bounded on the east by an established property line approximately 1360 feet east of and parallel to N. New Braunfels Avenue; bounded on the north by an established property line approximately 770 feet north of and parallel to Austin Highway extended west to N. New Braunfels

To: Avenue.

To: "B" RESIDENCE DISTRICT

Tract A-1, N.C.B. 10428

To: "L" FIRST MANUFACTURING DISTRICT

A tract of land of approximately 200 acres lying west of Perrin-Beitel Road, same being the tract of land on which is located the City Public Service Board North Side Power Plant as annexed to the City of San Antonio on December 23, 1954.

To: "F" LOCAL RETAIL DISTRICT

All of N. C. B. 11003, except Lots 1 thru 6, incl

To: "F" LOCAL RETAIL DISTRICT

An irregular triangular area bounded on the east by Perrin*Beitel Road; bounded on the southeast by Austin Highway; and bounded on the northwest by Salado Creek and Perrin-Beitel Creek.

To: "A2" SINGLE FAMILY RESIDENCE DISTRICT

A quadrangular area bounded on the west by N. New Braunfels Avenue; Bounded on the north by Klaus Road; bounded on the east by an alley located approximately 1357 feet east of and parallel to N. New Braunfels Avenue; and bounded on the south by Brees Boulevard.

To: "A" SINGLE FAMILY RESIDENCE DISTRICT

All of the following described property, except those areas now under permanent zoning:

BEGINNING at Rittiman Road and the present corporate limits of the City of San Antonio;

thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet to an established property corner; thence in a westerly direction with an established property line approximately 963 feet to the boundary line of Fort Sam Houston; thence in a northwesterly direction with the boundary line of Fort Sam Houston to Rittiman Road; thence in a westerly

direction with the boundary of Fort Sam Houston to the west line of Andover Place; thence in a northerly direction with the west line of Andover Place approximately 333 feet to an alley; thence in a westerly direction with the south line of said alley approximately 420 feet to an established property line; thence in a northerly direction with said property line approximately 165 feet to the center line of Brettonwood Drive; thence in a westerly direction with the Brettonwood Drive to Corinne Drive; thence in a northeasterly direction with Corinne Drive to Austin Highway; thence in a northeasterly direction with Austin Highway to Perrin-Beitel Road; thence in a northerly direction with Perrin-Beitel Road to Perrin-Beitel Creek; thence in an irregular southwesterly direction with Perrin-Beitel Creek and Salado Creek to Austin Highway; thence in a southwesterly direction with Austin Highway to Vandiver Street; thence in a northerly direction with Vandiver Street to Irvington Drive; thence in a westerly direction with Irvington Drive to Wellesley Boulevard; thence in a northerly direction with Wellesley Boulevard to Klaus Road; thence westerly with Klaus Road to Chevy Chase Street; thence northerly with Chevy Chase Street to Northridge Drive; thence easterly with Northridge Drive to Haskin Road; thence in a northerly direction with Haskin Road to Burnside Drive; thence in a westerly direction with Burnside Drive to Crandall Place; thence in a southerly direction with Crandall Place to Northridge Drive; thence in a westerly direction with Northridge Drive to N. New Braunfels Avenue; thence in a southerly direction with N. New Braunfels Avenue to the north corporate limit line of the City of Alamo Heights; thence in a westerly direction with the north corporate limit line of the City of Alamo Heights to Broadway Avenue; thence in a northerly direction with Broadway Avenue to McLean Road; thence in a westerly direction with McLean Road to Jones-Maltsberger Road; thence in a southerly direction with Jones-Maltsberger Road to the west corporate limit line of the City Alamo Heights; thence in an irregular southeasterly direction with the west corporate limit line of the City of Alamo Heights to an established property line same being the north property line of the Academy of the Incarnate Word; thence in a westerly direction with said established property line to the east corporate limit line of the City of Olmos Park; thence in an irregular northwesterly direction with corporate limit line of the City of Olmos Park to the Missouri Pacific Railroad; thence continuing in a northwesterly direction with Contour Drive to Basse Road; thence in a westerly direction with Basse Road to San Pedro Avenue; thence in a northerly direction with San Pedro Avenue to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Jones-Maltsberger Road; thence northerly with Jones-Maltsberger Road to Canterbury Road; thence westerly with Canterbury Road to San Pedro Avenue; thence continuing northwesterly with

Ramsey Road to a line 500 feet west of and parallel to San Pedro Avenue; thence northeasterly with said line and continuing northeasterly with the present corporate limits line of the City of San Antonio to a corner; thence in a southeasterly direction with said corporate limits line to the Missouri Pacific Railroad; thence in a southwesterly direction with the Missouri Pacific Railroad to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Nacogdoches Road; Thence northeasterly with Nacogdoches Road to the present corporate limits of the City of San Antonio; thence in a southeasterly direction with said corporate limits to the west line of Perrin-Beitel Road; thence northerly with said west line of Perrin-Beitel Road to the Missouri Pacific Railroad; thence easterly with said railroad to the east line of Perrin-Beitel Road; thence southerly with the east line of Perrin-Beitel Road to a corner in the present corporate limits line of the City of San Antonio; thence easterly and northeasterly with the present corporate limits line of the City of San Antonio to a corner in said corporate line, said corner being located approximately 500 feet north of the Austin Highway; thence in a southerly direction with the present corporate limits line of the City of San Antonio to Rittiman Road, to the point of BEGINNING.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 2 day of March 1957

John H. Kendall
MAYOR

ATTEST:
Frank Gallagher
City Clerk

Ordinance Book *105* Page *121*
RECORDED
CIV. CLK.
121

Group 11/12/23
over 1000
order #1001

March 1, 1957
Ord # 24627

Case 72610

Amended Ord

Ramsay Road to a line 500 feet west of and parallel to San Pedro Avenue; thence north-easterly with said line and continuing northeasterly with the present corporate limits line of the City of San Antonio to a corner; thence in a southeasterly direction with said corporate limits line to the Missouri Pacific Railroad; thence in a south-westerly direction with the Missouri Pacific Railroad to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Macgoboches Road; thence north-easterly with Macgoboches Road to the present corporate limits of the City of San Antonio; thence in a southeasterly direction with said corporate limits to the west line of Perrin-Bettel Road; thence northerly with said line of Perrin-Bettel Road to the Missouri Pacific Railroad; thence easterly with said Railroad to the east line of Perrin-Bettel Road; thence southerly with the east line of Perrin-Bettel Road to a corner in the present corporate limits line of the City of San Antonio; thence easterly and northerly with the present corporate limits line of the City of San Antonio to a corner in said corporate line, said corner located approximately 500 feet north of the Austin Highway; thence in a southerly direction with the present corporate limits line of the City of San Antonio to Rittiman Road, to the point of BEGINNING.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 2 day of January A. D. 1957

John Wurzbach
MAYOR

John Wurzbach
ATTEST
City Clerk

RECORDED
City Clerk
Minute Book *202* Page *151*
Ordinance Book *202* Page *637*

Ramsey Road to a line 500 feet west of and parallel to San Pedro Avenue; thence northeasterly with said line and continuing northeasterly with the present corporate limits line of the City of San Antonio to a corner; thence in a southeasterly direction with said corporate limits line to the Missouri Pacific Railroad; thence in a southwesterly direction with the Missouri Pacific Railroad to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Nacogdoches Road; Thence northeasterly with Nacogdoches Road to the present corporate limits of the City of San Antonio; thence in a southeasterly direction with said corporate limits to the west line of Perrin-Beitel Road; thence northerly with said west line of Perrin-Beitel Road to the Missouri Pacific Railroad; thence easterly with said railroad to the east line of Perrin-Beitel Road; thence southerly with the east line of Perrin-Beitel Road to a corner in the present corporate limits line of the City of San Antonio; thence easterly and northeasterly with the present corporate limits line of the City of San Antonio to a corner in said corporate line, said corner being located approximately 500 feet north of the Austin Highway; thence in a southerly direction with the present corporate limits line of the City of San Antonio to Rittiman Road, to the point of BEGINNING.

2. That all other provisions of said ordinance, as amended, shall remain in full force and effect, including the penalty for violations thereof as made and provided in Section 28.

3. That the Chief Building Inspector and the Director of Planning shall change their records and zoning maps in accordance herewith and the same are available and open to the public for inspection.

4. PASSED AND APPROVED this 7 day of ^{March} ~~January~~ A. D. 1957

Edwin Kuykendall
MAYOR

ATTEST:

Frank Gallagher
City Clerk

RECORDED

City Clerk

Ordinance Book

Page 335

Minutes Book

Page 121

March 11 1957

Gene J. ...

Hearing: Mar. 7

Carol
for Feb. 14

TO: CITY ATTORNEY to be forwarded to City Clerk
FROM: DIRECTOR OF PLANNING
COPIES: Z:JPR:ls:219: 736D
SUBJECT: Request for Resolution for hearing
Zoning Appeal # 736D
DATE: January 25, 1957
APPLICANT: Department of Planning

RECEIVED

JAN 30 1957

CITY ATTORNEY'S OFFICE

PROPOSITION A

Change from "A" Temporary Residence District to "L" First Manufacturing District -- Lot A-6, NCB 7456.

PROPOSITION B

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area described as follows:

BEGINNING at the intersection of Austin Highway and Corinne Drive, thence in a southwesterly direction with Austin Highway to an established property line located approximately 964 feet west of and parallel to the west line of Harry Wurzbach Highway; thence in a southeasterly direction with said established property line to the alley immediately north of Sumner Drive; thence in a southwesterly direction with said alley to Bradshaw Road; thence in a southerly direction with Bradshaw Road to the north corporate limits of the City of Terrell Hills; thence in an easterly direction with said corporate limit line to the street intersection of Corinne Drive and Harry Wurzbach Highway; thence in a northeasterly direction with Corinne Drive to the point of BEGINNING; all to be zoned "B" Residence District except as follows:

- a) Those areas now under permanent zoning in the above described area shall not be affected by this action.

PROPOSITION C

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area bounded on the northwest by Wetmore Road; bounded on the south by Harry Wurzbach Highway (North Loop 13); bounded on the southeast by Nacogdoches Road; and bounded on the northeast by the present corporate limits of the City of San Antonio, all to be zoned "B" Residence District except as follows:

- a) Those areas now under permanent zoning in the above described area shall not be affected by this action.

PROPOSITION D

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area bounded on the west by San Pedro Avenue; bounded on the south by Harry Wurzbach Highway (North Loop 13); bounded on the east by Jones-Maltsberger Road, and bounded on the north by Canterbury Road to San Pedro Avenue.

PROPOSITION E

Change from "A" Temporary Residence District to "B" Residence District the following described area:

"A rectangular area bounded on the west by North New Braunfels Avenue; bounded on the south by Austin Highway extended to N. New Braunfels Avenue; bounded on the east by an established property line approximately 1360 feet east of and parallel to N. New Braunfels Avenue; bounded on the north by an established property line approximately 770 feet north of and parallel to Austin Highway extended west to N. New Braunfels Avenue."

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PROPOSITION F

Change from "A" Temporary Residence District to "B" Residence District the following:

Tract A-1, NCB 10428

PROPOSITION G

Change from "A" Temporary Residence District to "L" First Manufacturing District a tract of land of approximately 200 acres lying west of Perrin-Beitel Road, same being the tract of land on which is located the City Public Service Board North Side Power Plant as annexed to the City of San Antonio on December 23, 1954.

PROPOSITION H

Change from "A" Temporary Residence District to "F" Local Retail District all of NCB 11003 except lots one through six inclusive.

PROPOSITION I

Change from "A" Temporary Residence District to "F" Local Retail District the following described area:

An irregular triangular area bounded on the east by Perrin-Beitel Road; bounded on the southeast by Austin Highway; and bounded on the northwest by Salado Creek and Perrin-Beitel Creek.

PROPOSITION J

Change from "A" Temporary Residence District to "A" Single Family Residence District a quadrangular area bounded on the north by Nottingham Drive; bounded on the west by Jones-Maltsberger Road; bounded on the south by Tuxedo Avenue; bounded on the east by Nacogdoches Road and Broadway.

PROPOSITION K

Change from "A" Temporary Residence District to "A" Single Family Residence District a quadrangular area bounded on the west by N. New Braunfels Avenue; bounded on the north by Klaus Road; bounded on the east by an alley located approximately 1357 feet east of and parallel to N. New Braunfels Avenue; and bounded on the south by Brees Boulevard.

PROPOSITION L

Change from "A" Temporary Residence District to "A" Single Family Residence District an irregular shaped area described as follows:

BEGINNING at Rittiman Road and the present corporate limits of the City of San Antonio; thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet to an established property corner; thence in a westerly direction with an established property line approximately 963 feet to the boundary line of Fort Sam Houston; thence in a northwesterly direction with the boundary line of Fort Sam Houston to Rittiman Road; thence in a westerly direction with the boundary of Fort Sam Houston to the west line of Andover Place; thence in a northerly direction with the west line of Andover Place approximately 333 feet to an alley; thence in a westerly direction with the south line of said alley approximately 420 feet to an established property line; thence in a northerly direction with said property line approximately 165 feet to the center line of Brettonwood Drive; thence in a westerly direction with Brettonwood Drive to Corinne Drive; thence in a northeasterly direction with Corinne Drive to Austin Highway; thence in a northeasterly direction with Austin Highway to Perrin-Beitel Road; thence in a northerly direction with Perrin-Beitel Road to Perrin-Beitel Creek; thence in an irregular southwesterly direction with Perrin-Beitel Creek and Salado Creek to Austin Highway; thence in a southwesterly direction with Austin Highway to Vandiver Street; thence in a northerly direction with Vandiver Street to Irvington Drive; thence in a westerly direction with Irvington Drive to Wellesley Boulevard; thence in a northerly direction with Wellesley Boulevard to Klaus Road; thence westerly with Klaus Road to Chevy Chase Street; thence northerly with Chevy Chase Street to Northridge Drive; thence easterly with Northridge Drive to Haskin

Road; thence in a northerly direction with Haskin Road to Burnside Drive; thence in a westerly direction with Burnside Drive to Crandall Place; thence in a southerly direction with Crandall Place to Northridge Drive; thence in a westerly direction with Northridge Drive to N. New Braunfels Avenue; thence in a southerly direction with N. New Braunfels Avenue to the north corporate limit line of the City of Alamo Heights; thence in a westerly direction with the north corporate limit line of the City of Alamo Heights to Broadway Avenue; thence in a northerly direction with Broadway Avenue to McLean Road; thence in a westerly direction with McLean Road to Jones-Maltsberger Road; thence in a southerly direction with Jones-Maltsberger Road to the west corporate limit line of the City of Alamo Heights; thence in an irregular southeasterly direction with the west corporate limit line of the City of Alamo Heights to an established property line same being the north property line of the Academy of the Incarnate Word; thence in a westerly direction with said established property line to the east corporate limit line of the City of Olmos Park; thence in an irregular northwesterly direction with corporate limit line of the City of Olmos Park to the Missouri Pacific Railroad; thence continuing in a northwesterly direction with Contour Drive to Basse Road; thence in a westerly direction with Basse Road to San Pedro Avenue; thence in a northerly direction with San Pedro Avenue to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Jones-Maltsberger Road; thence northerly with Jones-Maltsberger Road to Canterbury Road; thence westerly with Canterbury Road to San Pedro Avenue; thence continuing northwesterly with Ramsey Road to a line 500 feet west of and parallel to San Pedro Avenue; thence northeasterly with said line and continuing northeasterly with the present corporate limits line of the City of San Antonio to a corner; thence in a southeasterly direction with said corporate limits line to the Missouri Pacific Railroad; thence in a southwesterly direction with the Missouri Pacific Railroad to Harry Wurzbach Highway; thence in an easterly direction with Harry Wurzbach Highway to Nacogdoches Road; thence northeasterly with Nacogdoches Road to the present corporate limits of the City of San Antonio; thence in a southeasterly direction with said corporate limits to the west line of Perrin-Beitel Road; thence northerly with said west line of Perrin-Beitel Road to the Missouri Pacific Railroad; thence easterly with said railroad to the east line of Perrin-Beitel Road; thence southerly with the east line of Perrin-Beitel Road to a corner in the present corporate limits line of the City of San Antonio; thence easterly and northeasterly with the present corporate limits line of the City of San Antonio to a corner in said corporate line, said corner being located approximately 500 feet north of the Austin Highway; thence in a southerly direction with the present corporate limits line of the City of San Antonio to Rittiman Road, to the point of BEGINNING; all to be zoned "A" Single Family Residence District except as follows:

- a) All properties in the above described area which are now under permanent zoning shall not be affected by this action.

PLANNING & ZONING COMMISSION:

On Wednesday, January 2, 1957, the Planning & Zoning Commission recommended that the "A" Temporary Residence zoning in the areas described above be given the permanent zoning classifications mentioned above.

RECEIVED

JAN 30 1957

CITY ATTORNEY'S OFFICE

TO: CITY ATTORNEY to be forwarded to City Clerk

FROM: DIRECTOR OF PLANNING

COPIES: Z:JPR:ls:219: 736D

SUBJECT: Request for Resolution for hearing
Zoning Appeal # 736D

DATE: January 25, 1957

APPLICANT: Department of Planning

PROPOSITION A

Change from "A" Temporary Residence District to "L" First Manufacturing District -- Lot A-6, NCB 7456.

PROPOSITION B

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area described as follows:

BEGINNING at the intersection of Austin Highway and Corinne Drive, thence in a southwesterly direction with Austin Highway to an established property line located approximately 964 feet west of and parallel to the west line of Harry Wursbach Highway; thence in a southeasterly direction with said established property line to the alley immediately north of Sumner Drive; thence in a southwesterly direction with said alley to Bradshaw Road; thence in a southerly direction with Bradshaw Road to the north corporate limits of the City of Terrell Hills; thence in an easterly direction with said corporate limit line to the street intersection of Corinne Drive and Harry Wursbach Highway; thence in a northeasterly direction with Corinne Drive to the point of **BEGINNING**; all to be zoned "B" Residence District except as follows:

- a) Those areas now under permanent zoning in the above described area shall not be affected by this action.

PROPOSITION C

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area bounded on the northwest by Wetmore Road; bounded on the south by Harry Wursbach Highway (North Loop 13); bounded on the southeast by Nacogdoches Road; and bounded on the northeast by the present corporate limits of the City of San Antonio, all to be zoned "B" Residence District except as follows:

- a) Those areas now under permanent zoning in the above described area shall not be affected by this action.

PROPOSITION D

Change from "A" Temporary Residence District to "B" Residence District a quadrangular area bounded on the west by San Pedro Avenue; bounded on the south by Harry Wursbach Highway (North Loop 13); bounded on the east by Jones-Maltsberger Road, and bounded on the north by Canterbury Road to San Pedro Avenue.

PROPOSITION E

Change from "A" Temporary Residence District to "B" Residence District the following described area:

"A rectangular area bounded on the west by North New Braunfels Avenue; bounded on the south by Austin Highway extended to N. New Braunfels Avenue; bounded on the east by an established property line approximately 1360 feet east of and parallel to N. New Braunfels Avenue; bounded on the north by an established property line approximately 770 feet north of and parallel to Austin Highway extended west to N. New Braunfels Avenue."

PROPOSITION F

Change from "A" Temporary Residence District to "B" Residence District the following:

Tract A-1, NCB 10428

PROPOSITION G

Change from "A" Temporary Residence District to "L" First Manufacturing District a tract of land of approximately 200 acres lying west of Perrin-Beitel Road, same being the tract of land on which is located the City Public Service Board North Side Power Plant as annexed to the City of San Antonio on December 23, 1954.

PROPOSITION H

Change from "A" Temporary Residence District to "F" Local Retail District all of NCB 11003 except lots one through six inclusive.

PROPOSITION I

Change from "A" Temporary Residence District to "F" Local Retail District the following described area:

An irregular triangular area bounded on the east by Perrin-Beitel Road; bounded on the southeast by Austin Highway; and bounded on the northwest by Salado Creek and Perrin-Beitel Creek.

PROPOSITION J

Change from "A" Temporary Residence District to "A" Single Family Residence District a quadrangular area bounded on the north by Nottingham Drive; bounded on the west by Jones-Maltsberger Road; bounded on the south by Tuxedo Avenue; bounded on the east by Nacogdoches Road and Broadway.

PROPOSITION K

Change from "A" Temporary Residence District to "A" Single Family Residence District a quadrangular area bounded on the west by N. New Braunfels Avenue; bounded on the north by Klaus Road; bounded on the east by an alley located approximately 1357 feet east of and parallel to N. New Braunfels Avenue; and bounded on the south by Brees Boulevard.

PROPOSITION L

Change from "A" Temporary Residence District to "A" Single Family Residence District an irregular shaped area described as follows:

BEGINNING at Rittiman Road and the present corporate limits of the City of San Antonio; thence in a westerly direction with Rittiman Road approximately 1680 feet to an established property line; thence in a southerly direction with said property line approximately 2028 feet to an established property corner; thence in a westerly direction with an established property line approximately 963 feet to the boundary line of Fort Sam Houston; thence in a northwesterly direction with the boundary line of Fort Sam Houston to Rittiman Road; thence in a westerly direction with the boundary of Fort Sam Houston to the west line of Andover Place; thence in a northerly direction with the west line of Andover Place approximately 333 feet to an alley; thence in a westerly direction with the south line of said alley approximately 420 feet to an established property line; thence in a northerly direction with said property line approximately 165 feet to the center line of Brettonwood Drive; thence in a westerly direction with Brettonwood Drive to Corinne Drive; thence in a northeasterly direction with Corinne Drive to Austin Highway; thence in a northeasterly direction with Austin Highway to Perrin-Beitel Road; thence in a northerly direction with Perrin-Beitel Road to Perrin-Beitel Creek; thence in an irregular southwesterly direction with Perrin-Beitel Creek and Salado Creek to Austin Highway; thence in a southwesterly direction with Austin Highway to Vandiver Street; thence in a northerly direction with Vandiver Street to Irvington Drive; thence in a westerly direction with Irvington Drive to Wellesley Boulevard; thence in a northerly direction with Wellesley Boulevard to Klaus Road; thence westerly with Klaus Road to Chevy Chase Street; thence northerly with Chevy Chase Street to Northridge Drive; thence easterly with Northridge Drive to Haskin

Road; thence in a northerly direction with Haskin Road to Burnside Drive; thence in a westerly direction with Burnside Drive to Crandall Place; thence in a southerly direction with Crandall Place to Northridge Drive; thence in a westerly direction with Northridge Drive to N. New Braunfels Avenue; thence in a southerly direction with N. New Braunfels Avenue to the north corporate limit line of the City of Alamo Heights; thence in a westerly direction with the north corporate limit line of the City of Alamo Heights to Broadway Avenue; thence in a northerly direction with Broadway Avenue to McLean Road; thence in a westerly direction with McLean Road to Jones-Maltsberger Road; thence in a southerly direction with Jones-Maltsberger Road to the west corporate limit line of the City of Alamo Heights; thence in an irregular southeasterly direction with the west corporate limit line of the City of Alamo Heights to an established property line same being the north property line of the Academy of the Incarnate Word; thence in a westerly direction with said established property line to the east corporate limit line of the City of Olmos Park; thence in an irregular northwesterly direction with corporate limit line of the City of Olmos Park to the Missouri Pacific Railroad; thence continuing in a northwesterly direction with Contour Drive to Basse Road; thence in a westerly direction with Basse Road to San Pedro Avenue; thence in a northerly direction with San Pedro Avenue to Harry Wursbach Highway; thence in an easterly direction with Harry Wursbach Highway to Jones-Maltsberger Road; thence northerly with Jones-Maltsberger Road to Canterbury Road; thence westerly with Canterbury Road to San Pedro Avenue; thence continuing northwesterly with Ramsey Road to a line 500 feet west of and parallel to San Pedro Avenue; thence northeasterly with said line and continuing northeasterly with the present corporate limits line of the City of San Antonio to a corner; thence in a southeasterly direction with said corporate limits line to the Missouri Pacific Railroad; thence in a southwesterly direction with the Missouri Pacific Railroad to Harry Wursbach Highway; thence in an easterly direction with Harry Wursbach Highway to Nacogdoches Road; thence northeasterly with Nacogdoches Road to the present corporate limits of the City of San Antonio; thence in a southeasterly direction with said corporate limits to the west line of Perrin-Beitel Road; thence northerly with said west line of Perrin-Beitel Road to the Missouri Pacific Railroad; thence easterly with said railroad to the east line of Perrin-Beitel Road; thence southerly with the east line of Perrin-Beitel Road to a corner in the present corporate limits line of the City of San Antonio; thence easterly and northeasterly with the present corporate limits line of the City of San Antonio to a corner in said corporate line, said corner being located approximately 500 feet north of the Austin Highway; thence in a southerly direction with the present corporate limits line of the City of San Antonio to Rittiman Road, to the point of BEGINNING; all to be zoned "A" Single Family Residence District except as follows:

- a) All properties in the above described area which are now under permanent zoning shall not be affected by this action.

PLANNING & ZONING COMMISSION:

On Wednesday, January 2, 1957, the Planning & Zoning Commission recommended that the "A" Temporary Residence zoning in the areas described above be given the permanent zoning classifications mentioned above.

Zoning Ordinance

AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN, AND REGULATING AND REDISTRICTING THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES, PERCENTAGE OF LOT THAT MAY BE OCCUPIED, THE SIZE OF YARDS, COURTS AND OTHER OPEN SPACES, THE DENSITY OF POPULATION, LOCATION AND USES OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCES AND OTHER PURPOSES AND DIVIDING THE CITY OF SAN ANTONIO INTO DISTRICTS AND REGULATING AND REDISTRICTING THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, REPAIR OR USE OF BUILDINGS, STRUCTURES OR LAND WITHIN SUCH DISTRICTS, AND PROVIDING UNIFORM REGULATIONS FOR THE SEVERAL CLASSES OR KINDS OF BUILDINGS OR STRUCTURES AND USES WITHIN THE RESTRICTIVE DISTRICTS, AND ADOPTING A ZONING MAP DISCLOSING THE VARIOUS DISTRICTS AND USE AREAS AND THE RESTRICTIONS AND LIMITATIONS AND PROVISIONS APPLICABLE TO SUCH DISTRICTS AND AREAS, AND PROVIDING FOR A BOARD OF ADJUSTMENT AND DEFINING THE POWERS OF SAME, AND PROVIDING PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF SUCH ORDINANCE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO, TEXAS:

SECTION 1. PURPOSE

1: The zoning regulations and districts as herein established have been made in accordance with a comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air, to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things to the character of the district, and its particular suitability for the particular uses; and with a view of conserving the value of buildings, and encouraging the most appropriate use of land throughout the community.

SECTION 2. GENERAL

2: Zoning regulations and districts as herein set forth are approved and established. The City of San Antonio is hereby divided into districts of which there shall be thirteen (13) known as:

- A. Single Family Residence District
- B. Residence District
- C. Residence District
- D. Apartment District
- E. Apartment District
- F. Local-Retail District
- G. Local Retail District
- H. Local Retail District
- I. Business District
- J. Commercial District
- K. Commercial District
- L. First Manufacturing District
- M. Second Manufacturing District

3: The City of San Antonio is hereby divided into thirteen (13) districts aforesaid and the boundaries of such districts are shown upon the maps attached hereto and made a part hereof, and said maps and all notations, references and other information shown on such zoning maps shall be as much a part of this Ordinance as if the matters and information set forth by said maps were all fully described herein.

4: Except as hereinafter provided, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which such building or land is located; no building shall be erected, reconstructed or structurally altered to exceed the height or bulk limit herein established for the district in which such building is located; no lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Ordinance, nor shall the yard or open spaces provided about any building for the purpose of complying with the provisions of these regulations be considered as providing a yard or open space for any other building and every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one building on one lot except as hereinafter provided.

SECTION 3. A. SINGLE FAMILY RESIDENCE DISTRICT

5: In the A Single Family Residence District no building or land shall be used and no building shall be hereafter erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) One-Family Dwellings.
- (2) Public Park or Playground.
- (3) Accessory buildings will be permitted, including a private garage and servants' quarters when located not less than 60 feet from the front lot line, nor less than 5 feet from any other street line, nor less than 3 feet from either side line.
- (4) Uses customarily incident to any of the above uses when situated in the same dwelling, including home occupation, such as the office of a physician, surgeon, dentist, musician, or artist; provided no name plate exceeding one (1) square foot in area, nor bulletin boards nor signs exceeding twelve (12) square feet in area appertaining to the lease, hire, or sale of a building or premises, nor advertising sign of any other character shall be permitted in any residence district.

SECTION 4. B. RESIDENCE DISTRICT

6: In the B Residence District, no building or land shall be used and no building shall be hereafter erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) One-Family Dwellings.
- (2) Two-Family Dwellings
- (3) Churches, Schools and Colleges.
- (4) Farming and Truck Gardening, Nurseries and Greenhouses.
- (5) Golf Courses, except miniature courses operated for commercial purposes.
- (6) Water Supply Reservoirs, Towers or Artesian Wells.
- (7) Accessory buildings will be permitted, including a private garage and servants' quarters when located not less than 60 feet from the front lot line, nor less than 5 feet from any other street line, nor less than 3 feet from either side line.
- (8) Uses customarily incident to any of the above uses when situated in the same dwelling, including home occupation such as the office of a physician, surgeon, dentist, musician, or artist; provided that no name plate exceeding one (1) square foot in area, nor bulletin boards nor signs exceeding twelve (12) square feet in area appertaining to the lease, hire, or sale of a building or premises, nor advertising sign of any other character shall be permitted in any Residence District.

SECTION 5. C RESIDENCE DISTRICT, D AND E APARTMENT DISTRICTS

7: In the C Residence District, and in the D and E Apartment Districts, no building or land shall be used, and no building shall be hereafter erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Any use permitted in the B Residence District.
- (2) Boarding or Lodging Houses.
- (3) Hospitals and Clinics, excepting tubercular and veterinary hospitals and clinics, and those for alcoholic, narcotic, insane or feeble-minded patients.
- (4) Hotels in which business may be conducted for the sole convenience of the occupants of the building; provided, however, there shall be no entrance to such place of business except from the inside of the building.
- (5) Institutions of a philanthropic nature other than penal or correctional institutions.
- (6) Libraries and Museum.
- (7) Multiple Dwellings, Apartment Houses or Group Houses (not including tourist or trailer camps, courts or lodges).
- (8) Private Clubs, Fraternities, Sororities, Lodges, excepting those whose chief activity is a service customarily carried on as a business.
- (9) In the C Residence District accessory buildings and uses customarily incident to any of the above uses are permitted when not involving the conduct of a business other than incidental to the residential use of such lot, including private and storage garage; provided, however, that no such accessory building or use shall be located less than fifty (50) feet from the front lot line, nor less than five (5) feet from any other street line, nor less than three (3) feet from either side line.
- (10) In the D and E Apartment Districts accessory buildings and uses customarily incident to any of the above uses are permitted when not involving the conduct of a business other than incidental to the residential use of such lot, including private and storage garage; provided, however, that no such accessory building or use shall be located less than sixty (60) feet from the front lot line, nor less than five (5) feet from any other street line; nor less than three (3) feet from either side line.

SECTION 6. F, G AND H LOCAL RETAIL DISTRICTS

8: In the F, G and H Local Retail Districts, no building or other premises shall be used, and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Any use permitted in a residence or apartment district.
- (2) Bakery, employing less than six (6) persons.
- (3) Bank, Office, Studio, Wholesale office or sample room, Ice delivery station.
- (4) Commercial bill-board or advertising sign.
- (5) Dyeing or cleaning works, employing less than six (6) persons on the premises; or Laundry employing less than six (6) persons on the premises.
- (6) Gasoline Filling Station.
- (7) Restaurant, Theatre, Moving Picture show, Tourist or trailer camp, court or lodges.
- (8) Retail store; shop for custom work or the making of articles to be sold at retail on the premises.
- (9) In the H Local Retail Districts, public garages shall be permitted provided that repair work and storage facilities for automobiles shall be purely incidental to an automobile sales room where the major business is the display and sale of new automobiles by an authorized dealer; and provided, further, that the area allowed for the repair and storage of cars shall not be nearer than thirty (30) feet from the front line of the building. Public garages shall not be permitted in the F and G Local Retail Districts.
- (10) Any use not included in any other class provided such use is not noxious or offensive by reason of the emission of odor, dust, smoke, gas, fumes, noise or vibration; provided, further, that no kind of manufacture or treatment shall be permitted in the F, G and H Local Retail Districts other than the manufacture or treatment of products clearly incidental to the conduct of a retail business conducted on the premises.

SECTION 7. I BUSINESS DISTRICT; J AND K COMMERCIAL DISTRICTS

9: In the I Business and the J and K Commercial Districts, no building or premises shall be used, and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) Any use permitted in a Local Retail District.
- (2) Bakeries.
- (3) Blacksmith or horseshoeing shops.
- (4) Bottling works, ice-cream manufacture, ice manufacture, cold storage plants.
- (5) Brewery.
- (6) Broom Manufacture.
- (7) Building materials storage yards, Lumber yards.
- (8) Candy Manufacture.
- (9) Chicken Hatcheries.
- (10) Cigar Making.
- (11) Commercial amusement parks, skating rinks, dance halls, driving ranges or miniature golf courses.
- (12) Cooperage works.
- (13) Electro-plating, Electric works, including armature winding, Galvanizing, Job Printing, Newspaper Printing.
- (14) Laundry, dyeing or cleaning works.
- (15) Livery stable, riding academy.
- (16) Machine shop.
- (17) Mattress manufacturing and renovating.
- (18) Milk distribution station.
- (19) Mortuaries.
- (20) Paper Box Manufacture.
- (21) Pecan Shelling.
- (22) Penal or Correctional Institutions, Institutions for the care of tubercular, insane, feeble-minded, alcoholic or narcotic patients.
- (23) Public Garage.
- (24) Refrigeration manufacture.
- (25) Storage Warehouse, Contractor's plant or storage.
- (26) Wholesale Houses.
- (27) Manufacture of any kind not listed in Section 8, paragraphs 1 to 51 inclusive, or in Section 9, paragraphs 1 to 26 inclusive, provided that such use is not noxious or offensive by reason of the emission of odor, dust, smoke, gas, noise or vibration.

SECTION 8. L FIRST MANUFACTURING DISTRICT

10: In the First Manufacturing District, no building or premises shall be used, and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) A use permitted in a residence, apartment, local retail or commercial district.
- (2) Acetylene gas manufacture or storage.
- (3) Alcohol manufacture.
- (4) Arsenal.
- (5) Automobile wrecking.
- (6) Bag cleaning.
- (7) Blast furnace.
- (8) Boiler works.
- (9) Brick, tile, pottery or terra cotta manufacture.
- (10) Candle manufacture.
- (11) Canning or preserving factory.
- (12) Carpet Cleaning.
- (13) Celluloid and similar cellulose material manufacture.
- (14) Central mixing plant for cement, mortar, plaster or paving materials.
- (15) Coal hoist, coal pocket or coal tar trestle.
- (16) Cotton ginning or cotton baling and cotton-seed products manufacture.
- (17) Creamery and dairy products processing.
- (18) Disinfectant or insecticide manufacture.
- (19) Dye stuff manufacture.

- (20) Emery cloth and sand paper manufacture.
- (21) Fish smoking and curing.
- (22) Flour mill.
- (23) Forge plant.
- (24) Grain Elevator.
- (25) Iron, steel, brass or copper foundry or fabrication plant.
- (26) Oilcloth or linoleum manufacture.
- (27) Oiled or rubber goods manufacture.
- (28) Paper and pulp manufacture.
- (29) Petroleum products, wholesale storage of.
- (30) Pickle manufacture.
- (31) Planing mills and wooden box manufacture.
- (32) Potash works.
- (33) Poultry killing and dressing; storage of live poultry.
- (34) Pyroxilin manufacture.
- (35) Railroad roundhouse or shops.
- (36) Rock crusher.
- (37) Rolling mills.
- (38) Rubber or gutta-percha manufacture or treatment.
- (39) Salt works.
- (40) Sauerkraut manufacture.
- (41) Shoe polish manufacture.
- (42) Soda and compound manufacture.
- (43) Stone mill or quarry, Stone monumental works.
- (44) Storage or baling of rags, iron or junk.
- (45) Stove polish manufacture.
- (46) Tar roofing or water-proofing manufacture.
- (47) Textile manufacture.
- (48) Tobacco (chewing), manufacture or treatment.
- (49) Veterinary hospital
- (50) Wool pulling or scouring.
- (51) Yeast plant.
- (52) Manufacture or industrial operation of any kind not heretofore listed, and exclusive of any use listed as a second manufacturing use in Section 9.

SECTION 9. SECOND MANUFACTURING DISTRICT.

11: In a second manufacturing district no building or premises shall be used, and no building shall be erected or structurally altered which is arranged or designed to be used for other than one or more of the following uses:

- (1) A use permitted in a First Manufacturing District.
- (2) Acid manufacture.
- (3) Ammonia, bleaching powder or chlorine manufacture.
- (4) Asphalt manufacture or refining.
- (5) Cement, lime gypsum or plaster-of-paris manufacture.
- (6) Coke ovens.
- (7) Creosote treatment or manufacture.
- (8) Distillation of bones, coal or wood.
- (9) Explosives or fireworks manufacture or storage.
- (10) Fertilizer manufacture.
- (11) Fat rendering.
- (12) Garbage offal or dead animal reduction or dumping.
- (13) Gas (illuminating or heating) manufacture.
- (14) Glue or gelatine manufacture.
- (15) Gunpowder, manufacture and storage.
- (16) Lamp black manufacture.
- (17) Match manufacture.
- (18) Ore reduction.
- (19) Paint, oil, shellac, turpentine or varnish manufacture.
- (20) Petroleum products, refining.
- (21) Smelting of tin, copper, zinc or iron ores.
- (22) Soap manufacture, other than liquid soap.
- (23) Stock yards or slaughter of animals.
- (24) Tanning, curing or storage of raw hides or skins.
- (25) Tar distillation or manufacture.
- (26) Vinegar manufacture.
- (27) Any purpose whatsoever not in conflict with any ordinance of the City of San Antonio regulating nuisances. Nothing in this Ordinance shall be construed as repealing any existing ordinance of the City of San Antonio regulating nuisances or permitting uses which are now prohibited by ordinances.

SECTION 10. NON-CONFORMING USES.

12: The lawful use of land existing at the time of the passage of this ordinance, although such use does not conform to the provisions hereof, may be continued; but if such non-conforming use is discontinued, any future use of said premises shall be in conformity with the provisions of this ordinance.

13: The lawful use of the building existing at the time of the passage of this ordinance may be continued, although such use does not conform to the provisions hereof, and such use may be extended throughout the building provided no structural alterations, except those required by law or ordinances, are made therein. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification.

14: The right of non-conforming uses to continue shall be subject to such regulations as to the maintenance of the premises and conditions of operation, as may, in the judgment of the Board of Adjustment, be reasonably required for the protection of adjacent property.

15: Nothing in this ordinance shall be taken to prevent restoration of a building destroyed to the extent of not more than fifty (50) per cent of its reasonable value by fire, explosion or other casualty, or act of God, or a public enemy; nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

SECTION 11. HEIGHT AND AREA REGULATIONS. A SINGLE FAMILY RESIDENCE DISTRICT.

16: In the A Single Family Residence District the height of building and minimum dimensions of yards shall be as follows:

HEIGHT—No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories or thirty-five (35) feet except as provided in Section 21.

REAR YARD—There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed thirty-five (35) feet.

SIDE YARD—There shall be two side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided that in no case shall either side yard be less than three (3) feet, and provided further that the combined widths of the two side yards need not exceed ten (10) feet.

17: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear.

FRONT YARD—There shall be a front yard having a depth of not less than thirty-five (35) feet to the front line of the building, covered porch or covered terrace.

LOT AREA—The minimum area of the lot shall be 5000 square feet for a one-family dwelling.

SECTION 12. HEIGHT AND AREA REGULATIONS. B RESIDENCE DISTRICT.

18: In the B Residence District, the height of buildings and minimum dimensions of yards shall be as follows:

HEIGHT—No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories, or thirty-five (35) feet, except as provided in Section 21.

REAR YARD—There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

SIDE YARD—There shall be two side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided that in no case shall either side yard be less than three (3) feet, and provided, further, that the combined widths of the two side yards need not exceed ten (10) feet.

19: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear.

FRONT YARD—There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building, covered porch or covered terrace.

LOT AREA—The minimum area of the lot shall be 5000 square feet for a one-family dwelling, and 6000 square feet for a two-family dwelling.

SECTION 13. HEIGHT AND AREA REGULATIONS. C RESIDENCE DISTRICT.

20: In the C Residence District, the height of buildings and minimum dimensions of yards shall be as follows:

HEIGHT—No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories or thirty-five (35) feet, except as provided in Section 21.

REAR YARD—There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

SIDE YARD—There shall be two side yards, one on each side of the building, having a combined width of not less than twenty (20) per cent of the width of the lot, provided that in no case shall either side yard be less than three (3) feet and provided, further, that the combined widths of the two side yards need not exceed ten (10) feet.

21: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage, when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear.

FRONT YARD—There shall be a front yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such front yard need not exceed twenty (20) feet to the front line of the building, covered porch or covered terrace.

LOT AREA—The minimum area of the lot shall be 3000 square feet for a one-family dwelling; 4000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families, the minimum area of the lot shall be 4000 square feet, plus 600 square feet for each family in excess of two, provided, that on small lots platted and sub-divided at the time of the passage of this ordinance, such plat or sub-division being then of record, a one-family residence may be erected on each such lot when the combined area of the residence and accessory buildings does not cover more than forty (40) per cent of the total area of the lot.

SECTION 14. HEIGHT AND AREA REGULATIONS. D APARTMENT DISTRICT.

22: In the D Apartment District, the height of buildings and the minimum dimensions of yards shall be as follows:

HEIGHT—No building hereafter erected or structurally altered shall exceed three (3) stories, or forty-five (45) feet, except as provided in Section 21.

REAR YARD—There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

SIDE YARD—The side yard shall be the same as required in the Residence Districts.

23: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear.

FRONT YARD—There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building, covered porch or covered terrace.

LOT AREA—The minimum area of the lot shall be 5000 square feet for a one-family dwelling, 6000 square feet for a two-family dwelling, and 1000 additional square feet for each additional family for which an apartment house or other building is arranged or designed.

SECTION 16. HEIGHT AND AREA REGULATIONS. E APARTMENT DISTRICT.

24: In the E Apartment District, the height and size of buildings and the minimum dimensions of yards shall be as follows:

HEIGHT—No building hereafter erected or structurally altered shall exceed a height at the required front, side and rear yard line of eight (8) stories, or one hundred (100) feet, but above the height permitted at said yard line, four (4) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the required yard lines, provided, however, that the cubical content of such building shall not exceed the cubical content of a prism having a base equal to the area of the lot and a height of one hundred (100) feet.

REAR YARD—For buildings not exceeding eight (8) stories, or one hundred (100) feet, there shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet. For buildings more than eight (8) stories, or one hundred (100) feet, there shall be a set-back as provided in the height regulation above.

SIDE YARD—For buildings not exceeding three (3) stories in height, the side yard shall be the same as required in the Residence Districts. For buildings more than three (3) stories, but not exceeding eight (8) stories in height, the side yard shall be increased one foot in width for each additional story above the third. For buildings more than eight (8) stories, or one hundred (100) feet, there shall be a set-back as provided in the height regulation above.

25: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear.

FRONT YARD—There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building, covered porch or covered terrace.

LOT AREA—The minimum area of the lot shall be 5000 square feet for a one-family dwelling; 6000 square feet for a two-family dwelling; and for apartment house or building arranged or designed for more than two families, the minimum area of the lot shall be 6000 square feet plus 600 square feet for each family in excess of two.

SECTION 18. HEIGHT AND AREA REGULATIONS OF LOCAL RETAIL DISTRICT.

26: In the F Local Retail District, the height of the buildings and the minimum dimensions of yards shall be as follows; provided that buildings erected for dwelling purposes shall comply with the front and side yard regulations of the B Residence District.

HEIGHT—No building hereafter erected or structurally altered shall exceed two and one-half (2½) stories, or thirty-five (35) feet.

REAR YARD—There shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet.

SIDE YARD—Where a lot abuts upon the side of a lot zoned for dwelling purposes, there shall be a side yard of not less than ten (10) feet. In the case of reversed frontage, where the corner lot faces an intersecting street, there shall be a side yard on the street side of the corner lot equal to the front yard required on the lots in the rear of such corner

lot. In all other cases, a side yard for a local retail building shall not be required; but, if provided, it shall not be less than three (3) feet.

FRONT YARD—There shall be a front yard of not less than twenty-five (25) feet to the front line of the building.

LOT AREA—The minimum area of the lot shall be 5000 square feet for a one-family dwelling; 6000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families, the minimum area of the lot shall be 6000 square feet plus 600 square feet for each family in excess of two.

SECTION 17. HEIGHT AND AREA REGULATIONS. G LOCAL RETAIL AND J COMMERCIAL DISTRICTS.

27: In the G Local Retail and the J Commercial Districts, the height of buildings and the minimum dimensions of yards shall be as follows, provided, however, that buildings or portions thereof erected for dwelling purposes exclusively shall comply with the side and rear yard regulations of the D Apartment District.

HEIGHT—No building hereafter erected or structurally altered shall exceed three (3) stories, or forty-five (45) feet.

REAR YARD—In the G Local Retail District there shall be a rear yard having a depth of not less than twenty (20) per cent of the depth of the lot, provided such rear yard need not exceed twenty-five (25) feet. In the J Commercial District, no rear yard shall be required except where the J Commercial District abuts on a dwelling district, in which case there shall be a rear yard of not less than ten (10) feet.

SIDE YARD—No side yard shall be required except on that side of a lot abutting upon the side of a lot zoned for dwelling purposes, in which case there shall be a side yard of not less than ten (10) feet.

28: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage, when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear. In all other cases, a side yard for a business building shall not be required, but if provided, it shall be not less than three (3) feet.

FRONT YARD—There shall be a front yard of not less than fifteen (15) feet to the front line of the building.

LOT AREA—The minimum area of the lot shall be 3000 square feet for a one-family dwelling; 4000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families, the minimum area of the lot shall be 4000 square feet plus 600 square feet for each family in excess of two.

SECTION 18. HEIGHT AND AREA REGULATIONS. H LOCAL RETAIL DISTRICT.

29: In the H Local Retail District, the height and size of buildings and the minimum dimensions of yards shall be as follows, provided, however, that buildings or portions thereof erected for dwelling purposes shall comply with the side and rear yard regulations of the E Apartment District.

HEIGHT—No building hereafter erected or structurally altered shall exceed a height at the required front, side and rear yard line of eight (8) stories, or one hundred (100) feet; but above the height permitted at side yard line, four (4) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the required yard line, provided, however, that the cubical contents of such buildings shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height of one hundred (100) feet.

REAR YARD—No rear yard shall be required except where the Local Retail District abuts on a Dwelling District, in which case there shall be a rear yard of not less than ten (10) feet.

SIDE YARD—No side yard shall be required except on that side of a lot abutting upon the side of a lot zoned for dwelling purposes, in which case there shall be a side yard of not less than ten (10) feet.

30: On corner lots the side yard regulation shall be the same as for interior lots except in the case of reversed frontage, when the corner lot faces an intersecting street, in which case there shall be a side yard on the street side equal to the front yard on the lots in the rear, in all other cases, a side yard for a business building shall not be required, but if provided, it shall be not less than three (3) feet.

FRONT YARD—There shall be a front yard of not less than fifteen (15) feet to the front line of the building.

LOT AREA—The minimum area of the lot shall be 3,000 square feet for a one-family dwelling; 4,000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families, the minimum area of the lot shall be 4,000 square feet plus 600 square feet for each family in excess of two.

SECTION 19. HEIGHT AND AREA REGULATIONS. K—COMMERCIAL, L—FIRST MANUFACTURING DISTRICT, M—SECOND MANUFACTURING DISTRICT.

31: In the K Commercial, the L First Manufacturing District, and the M Second Manufacturing District, the height and size of buildings and the minimum dimensions of yards shall be as follows, provided, however, that buildings erected or structurally altered for dwelling purposes shall comply with the side and rear yard regulations of the E Apartment District, except as provided in Section 21 hereof.

HEIGHT—No building hereafter erected or structurally altered shall exceed ten stories, or one hundred twenty-five (125) feet at the street line; but above the height permitted at the street line four (4) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the street line, provided, however, that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height of one hundred twenty-five (125) feet.

REAR YARD—No rear yard shall be required except where a manufacturing district abuts on a dwelling district, in which case there shall be a rear yard of not less than ten (10) feet.

SIDE YARD—No side yard shall be required except on that side of a lot abutting upon the side of a lot zoned for dwelling purposes, in which case there shall be a side yard of not less than ten (10) feet. In other cases a side yard, if provided, for a business building shall not be less than three (3) feet.

LOT AREA—The minimum area of the lot shall be 2,000 square feet for a one-family dwelling; 3,000 square feet for a two-family dwelling; and for apartment houses or buildings arranged or designed for more than two families, the minimum area of the lot shall be 3,000 square feet plus 600 square feet for each family in excess of two.

SECTION 20. HEIGHT AND AREA REGULATIONS. I—BUSINESS DISTRICT.

32: In the I Business District the height and size of buildings shall be as follows, provided, however, that buildings erected or structurally altered for dwelling purposes shall comply with the side and rear yard regulations of the E Apartment District, except as provided in Section 21.

HEIGHT—No building hereafter erected or structurally altered shall exceed a height at the street line of one hundred fifty (150) feet, but above the height permitted at the street line four (4) feet may be added to the height of the building for each one (1) foot that the building or portion thereof is set back from the street line, provided, however, that the cubical contents of such building shall not exceed the cubical contents of a prism having a base equal to the area of the lot and a height of two hundred (200) feet. A tower may be constructed without reference to the above limitations, provided, the largest horizontal dimensions of any side of the tower shall not exceed sixty (60) feet, provided the horizontal area shall not exceed twenty-five (25) per cent of the area of the lot, and provided that each such tower shall be removed at least twenty-five (25) feet from all lot lines and at least fifty (50) feet from any other tower.

SECTION 21. HEIGHT AND AREA EXCEPTIONS

33: The foregoing requirements in the height and area districts shall be subject to the following exceptions and regulations:

34: HEIGHT—(a) The height and area regulations for public and semi-public buildings, hospitals, sanitariums or schools in the thirty-five (35) and forty-five (45) foot height districts shall be the same as those allowed in the E Apartment District except in the case of side yards, which shall be increased three (3) feet in width for each additional story above the second in the thirty-five (35) foot height district, and three (3) feet in width for each additional story above the third in the forty-five (45) foot height district.

35: (b) One-family dwellings in the thirty-five (35) foot height district may be increased in height by not more than ten (10) feet when two (2) side yards of not less than ten (10) feet each are provided. Such dwellings, however, shall not exceed three (3) stories in height.

36: (c) Chimneys, towers, penthouses, scenery, lofts, sugar refineries, monuments, cupolas, domes, spires, false mansards, parapet walls, similar structures and necessary mechanical appurtenances may be erected as to their height in accordance with existing or hereafter adopted ordinances of the City of San Antonio.

37: (d) On through lots one hundred and fifty (150) feet or less in depth the height of a building may be measured from the curb level on either street. On through lots more than one hundred and fifty (150) feet in depth the height regulations and basis of height measurements for the street permitting the greater height shall apply to a depth of not more than one hundred and fifty (150) feet from that street.

38: AREA—(a) For the purpose of side yard regulations a duplex two-family dwelling or a double duplex (four-family) dwelling shall be considered as one building occupying one lot.

39: (b) In the case of group houses or court apartments, buildings may rear upon the required side yard, provided:

40: (1) For group houses the required side yard shall be increased by one (1) foot for each building abutting thereon.

41: (2) For apartment houses the required side yard shall be increased by three (3) feet for each stairway opening onto or served by such side yard; but in no case need the side yard be increased more than six (6) feet.

42: (3) The width of the place or court shall not be less than forty (40) feet measured between buildings or from buildings to opposite property line, provided that open unenclosed porches may project into a required place or court not more than twenty (20) per cent of the width of such place or court.

43: (4) Where a roadway is provided in the place or court, the width allowed for such roadway shall be included in that required above.

44: (5) All other requirements, including front, side, and rear yards shall be complied with in accordance with the district in which such group houses or court apartments are located.

45: (c) The side yard requirements for dwellings shall be waived where dwellings are erected above stores or shops.

46: (d) In computing the depth of a rear yard, for any building where such yard opens onto an alley, one-half alley may be assumed to be a portion of the rear yard.

47: (e) An accessory building may occupy not more than thirty (30) per cent of a required rear yard.

48: (f) Every part of a required yard or court shall open from its lowest point to the sky unobstructed, except for the ordinary projection of sills, belt cornices, buttresses, ornamental features and eaves.

49: (g) No cornices shall project over the street line more than five (5) per cent of the width of such street, and shall in no case project more than (4) feet.

50: (h) Open or enclosed fire escapes, fireproof outside stairways and balconies projecting into a minimum yard or court not more than three and one-half (3½) feet, and the ordinary projections of chimneys and flues may be permitted by the Building Inspector where same are so placed as not to obstruct the light and ventilation.

51: LOT AREA—Area on Single Lots, separately owned: On any lot held under a distinct ownership from adjoining lots from the time of the passage of this ordinance, such separately owned property being of record at the time, a single family house may be erected even though the lot be of less area than required by the regulations relating to area in the district in which it is located; provided, however, that in any event the combined area of the residence and accessory buildings shall not cover more than forty (40) per cent of the total area of the lot.

52: SET BACKS—Where the frontage on one side of a street between two intersecting streets is zoned for two classes of districts, the set-back on the most restricted district shall apply to the entire block.

53: VISION CLEARANCE—On any corner lot on which a front yard is required by this ordinance, no wall, fence or other structure shall be erected; and no hedge, shrub, tree or other growth shall be maintained in such location within such required front yard space as to cause danger to traffic by obstructing the view.

SECTION 22. MUNICIPALITY OWNED PROPERTY AND PUBLIC UTILITIES

54: The provisions of this ordinance shall not apply to property belonging to the City of San Antonio, or to property used to provide public utilities; provided, however, that in the erection of buildings or other structures, the City and Utility Companies shall attempt to conform in architectural design or otherwise as nearly as possible to the buildings permitted in the district in which they are being erected.

SECTION 23. ENFORCEMENT

55: The provisions of this ordinance shall be administered and endorsed by the Building Inspector of the City of San Antonio. All applications for building permits shall be accompanied by a plat in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the size of the building to be erected, and other information as may be necessary to provide for the enforcement of these regulations. A careful record of such applications and plats shall be kept in the office of the Building Inspector.

SECTION 24. CERTIFICATION, OCCUPANCY AND COMPLIANCE

56: No building, hereafter erected or structurally altered shall be used, occupied or changed in use until a certificate of occupancy and compliance shall have been issued by the Building Inspector, stating that the building or proposed use of a building or premises complies with the building laws and the provisions of these regulations.

57: Certificates of occupancy and compliance shall be applied for coincident with the application for a building permit and shall be issued within ten days after the erection or structural alteration of such buildings shall have been completed in conformity with the provisions of these regulations. A record of all certificates shall be kept on file in the office of the Building Inspector and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

58: No permit for excavation for any building shall be issued before application has been made for certificate of occupancy and compliance.

SECTION 25. ZONING MAP DESIGNATIONS

59: When definite distances in feet are not shown on the zoning map, the district boundaries on the zoning area are intended to be along existing street, alley or property lines or extensions of or from the same. When the location of a district boundary line is not otherwise determined, it shall be determined by the scale of the maps measured from a given line.

60: Where the street layout actually on the ground varies from the street layout as shown on the zoning map, the Board of Adjustment may apply the designations shown on the mapped streets in such a way as to carry out the intent of the plan for the particular area in question.

SECTION 26. BOARD OF ADJUSTMENT

61: Organization—There shall be a Board of Adjustment consisting of five

members appointed by the Mayor and confirmed by the City Commissioners. The members shall hold office as provided by, and the Board of Adjustment shall be governed and controlled by the provisions of article 1011-G, Revised Statutes of Texas—(Acts of 1927, 40th Legislature, page 424, chapter 283, section 7).

62: The Board of Adjustment shall have the following powers:

63: To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this ordinance.

64: To hear and decide special exceptions to the terms of this ordinance upon which the Board is required to pass herein.

65: To authorize upon appeals in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions a literal enforcement of the provisions of this ordinance will result in unnecessary hardships, and so that the spirit of this ordinance shall be observed and substantial justice done.

66: Notice—Public notice of hearings before the Board of Adjustment shall be given for each separate appeal thereto by publication two times in the official publications of the City of San Antonio, stating the time and place of such hearing, which shall not be earlier than ten (10) days from the first date of such publication, and in addition thereto the Board of Adjustment shall mail notices of such hearing to the petitioner and to the owners of property lying within two hundred (200) feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the Board of Adjustment to be affected thereby. Such owners and persons shall be determined according to the current tax rolls of the City of San Antonio.

67: The published notice and the mailed notice may contain notice of a hearing on more than one matter. Substantial compliance with the provisions of this section shall be deemed sufficient, and the depositing of such written notice in the mail by the Board of Adjustment shall be deemed compliance with the provisions for mailed notices.

SECTION 27. COMPLETION OF EXISTING BUILDINGS

68: Nothing herein contained shall require any change in the plans, construction or designated use of a building actually under construction at the time of the passage of this ordinance, and which entire building shall be completed within two years from the date of the passage of this ordinance. Nothing herein contained shall require any change in plans, construction or designated use of a building for which a building permit has been heretofore issued, and which entire building shall be completed within two years from the date of the passage of this ordinance. If an amendment to this ordinance is hereafter adopted changing the boundaries of districts, the provisions of this ordinance with regard to buildings or premises existing or buildings under construction or building permits issued at the time of the passage of this ordinance shall apply to buildings or premises existing or building under construction or building permits issued in the area affected by such amendment at the time of the passage of such amendment.

SECTION 28. PENALTY AND VIOLATION

69: Any person or corporation that shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building in violation of any detailed statement or plan submitted and approved hereunder, shall be guilty of a misdemeanor and shall be liable to a fine of not more than one hundred dollars, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, and any architect, builder, contractor, agent, person or corporation employed in connection therewith, and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction shall be fined as herein provided.

SECTION 29. CHANGES AND AMENDMENTS

70: The City Commissioners may from time to time amend, supplement or change by ordinance the boundaries of the districts or the regulations herein established.

71: Before taking action on any proposed amendment, supplement or change, the City Commissioners shall submit the same to the Zoning Commission for its recommendation and report.

72: A public hearing shall be held by the City Commissioners before adopting any proposed amendment, supplement or change. Notice of such hearing shall be given by publication three times in the official publication of the City of San Antonio, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the first date of such publication.

73: Unless such proposed amendment, supplement or change has been approved by the Zoning Commission, or if a protest against such proposed amendment, supplement or change has been filed with the City Clerk, duly signed and acknowledged by the owners of twenty (20) per cent or more either of the area of the lots included in such proposed change or those immediately adjacent in the rear thereof extending two hundred (200) feet therefrom or of those directly opposite thereto extending two hundred (200) feet from the street frontage of such opposite lots; such amendment shall not become effective except by a three-fourths vote of the City Commissioners.

SECTION 30. DEFINITIONS

74: Certain words in this ordinance are defined for the purpose hereof, as follows:

75: Words used in the present tense include the future; words in the singular number include the plural number; the words in the plural number include the singular; the word "building" includes the word "structure"; the word "lot" includes the word "plot"; the word "shall" is mandatory and not discretionary.

76: Accessory—A subordinate use or building customarily incident to and located on the lot occupied by the main building.

77: Alley—A way which affords only secondary means of access to abutting property.

78: Apartment—A room or suite of rooms in an apartment house or tenement arranged, designed, or occupied as the residence of a single family, individual, or group of individuals.

79: Apartment House—A building or portion thereof, arranged, designed, or occupied by three or more families living independently of each other.

80: Boarding House—A building other than a hotel, where lodging and meals for five or more persons are served for compensation.

81: Depth of Rear Yard—The mean horizontal distance between the rear line of a building other than an accessory building and the center line of the alley, where an alley exists, otherwise, the rear lot line.

82: Depth of Lot—The mean horizontal distance between the front and rear of lot lines.

83: District—A section of the City of San Antonio for which the regulations governing the area, height, or use of buildings are uniform.

84: Family—A family is any number of individuals living together as a single housekeeping unit.

85: Front Yard—An open, unoccupied space on the same lot with a building between the building and a street line of the lot.

86: Gross Floor Area—The gross floor area of an apartment house shall be measured by taking outside dimensions of the apartment building at each floor level excluding, however, the floor area of basements or attics not used for residence purposes.

87: Height—The height of a building or portion of a building shall be measured from the average established grade at the street lot line, or from the average natural ground level if higher, or, if no street grade has been established, to the highest point of the roof's surface, if a flat surface; to the deck line of mansard roofs; and to the mean height level between eaves and ridge for hip or gable roofs. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, radio towers, ornamental cupolas, domes or spires, elevator bulkheads, penthouses, tanks, water towers and parapet walls not exceeding four feet in height.

88: Hotel—A building occupied as the more or less temporary abiding place of individuals who are lodged with or without meals, in which, as a rule, the rooms are occupied singly for hire, in which provisions are not made for cooking in any individual apartment, and in which there are more than twelve (12) sleeping rooms, a public dining room for the accommodation of more than twelve (12) guests, and a general kitchen.

89: Lodging House—A building other than a hotel where lodging for five or more persons is provided for compensation.

90: Lot—Land occupied or to be occupied by a building and its accessory building, and including such open spaces as are required under this ordinance, and having its principal frontage upon a public street or officially approved place.

91: Lot Lines—The lines bounding a lot as defined herein.

92: Non-conforming Use—A building or premises occupied by a use that does not conform to the regulations of the use district in which it is situated.

93: One-family Dwelling—A detached building having accommodations for and occupied by only one family.

94: Open Space—Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky except for the ordinary projection of cornices, eaves or porches.

95: Place—An open, unoccupied space reserved for purposes of access to abutting property.

96: Private Garage—A garage with capacity for not more than ten (10) motor-driven vehicles for storage only, and for private use.

97: Public Garage—Any premises, not a private garage, as defined above, used for housing or care of more than three motor-driven vehicles, or where any vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

99: Rear Yard—A space, unoccupied except by a building or accessory use, as hereinafter permitted, extending for the full width of the lot between a building other than a building of accessory use and the rear lot line.

100: Side Yard—An open unoccupied space on the same lot with a building situated between the building and the side line of the lot and extending through from the street or from the front yard to the rear yard or to the rear line of the lot. Any lot line not a rear line or a front line shall be deemed a side line.

170—Legal Notices

AN ORDINANCE

Amending Section 2 of an Ordinance entitled "An Ordinance Establishing Zoning Regulations and Districts, etc.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, A. D. 1938, as amended, by adding after paragraph 3.1 of Section 2 of said ordinance a new paragraph designated 3.2, and declaring an emergency.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS, ETC.," passed and approved by the Commissioners of the City of San Antonio, on the 3rd day of November, A. D. 1938, as amended, be and the same is amended by adding after paragraph 3.1 of said Section 2, the following new paragraph to be designated "3.2," as follows:

"3.2 On or after April 15th, 1940, all of the property on the east side of McCullough Avenue, from Hildebrand Avenue north to the City Limits, to a depth of 150 feet, including the following lots: Lots 1 to 6, inclusive and Lots 14 to 19, inclusive, New City Block 2800; Lots 1 to 6, inclusive, and Lots 14 to 19, inclusive, New City Block 2802, classified as "B" Residential on Map 17 of the maps mentioned in paragraph 3 next above, shall cease to be classified as "B" Residential and shall thereafter be classified as "F" Local Retail.

2. WHEREAS, considerable building is contemplated in the area above set out and lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of San Antonio, the lack of regulations regulating the use to which lands and buildings of the City of San Antonio may be devoted, creates an urgency and emergency in behalf of the public peace, health, safety and general welfare necessitating that this ordinance become effective at once upon its passage by a four-fifths (4-5) majority of the Board of Commissioners; and it is so ordered.

3. PASSED AND APPROVED this 2nd day of May, A. D. 1940.

MAURY MAVERICK,
Mayor.

ATTEST:

J. J. PATTERSON,
City Clerk.

XIV—LEGAL NOTICES

170—Legal Notices

AN ORDINANCE

Amending Section 2 of an Ordinance Entitled "An Ordinance Establishing Zoning Regulations and District, etc.," Passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, A. D., 1938, as amended, by adding after Paragraph 3.2 of Section 2 of said ordinance a new paragraph designated 3.3; and Declaring an Emergency.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an ordinance entitled "An Ordinance Establishing Zoning Regulations and Districts, etc.," passed and approved by the Commissioners of the City of San Antonio, on the 3rd day of November, A. D., 1938, as amended, be and the same is amended by adding after paragraph 3.2 of said Section 2, the following new paragraph to be designated "3.3," as follows:

"3.3. On and after April 15th, 1940, all of the property on the south side of West Myrtle Street, known as Lots 15 to 27, inclusive, in New City Block 3076 and 3077; All of New City Block 104; Lots 9, 10 and 11 in New City Block 345, said Lot 11 being also designated as A-11 and A-12, classified as "D" Apartment on May 11 of the maps mentioned in paragraph 3 next above, shall cease to be classified as "D" Apartment and shall thereafter be classified as "H" Local Retail."

2. WHEREAS, considering building is contemplated in the area above set out and lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of San Antonio, the lack of regulations regulating the use to which lands and buildings of the City of San Antonio may be devoted, creates an urgency and emergency in behalf of the public peace, health, safety and general welfare necessitating that this ordinance become effective at once upon its passage by a four-fifths (4-5) majority of the Board of Commissioners; and it is so ordered.

PASSED AND APPROVED this 9th day of May A. D., 1940.

MAURY MAVERICK
Mayor.

ATTEST: J. J. PATTERSON
City Clerk.

101: Street—A public thoroughfare more than twenty (20) feet wide.
102: Story—That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, the space between such floor and the ceiling next above it.

103: Story, Half—A story having an average height of not more than eight (8) feet, covering a floor area of not more than seventy-five (75) per cent of the floor on the first story below.

104: Structural alterations—Any change in the supporting member of a building, such as bearing walls, columns, beams or girders.

105: Two-family Dwelling—A detached building having separate accommodations for and occupied as a dwelling by only two families.

106: Width of Side Yard—The mean horizontal distance between a side wall of a building and the side line of the lot or to the center line of any alley adjacent to such side lot line.

SECTION 31. VALIDITY OF ORDINANCE

107: If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid or unconstitutional.

SECTION 32. WHEN EFFECTIVE

108: WHEREAS, on account of the congestion in the streets in the City of San Antonio and the danger from fire, panic, and the undue concentration and congestion of population, and the lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of San Antonio, the lack of regulations restricting and regulating the use to which lands and buildings of the City of San Antonio may be devoted, creates an urgency and emergency in behalf of the public peace, health, safety and general welfare, necessitating that this ordinance become effective at once, and it is accordingly ordained that the same become effective immediately upon its passage, as the Charter of the City of San Antonio in such cases is made and provided.

109: Passed and approved this 3rd day of November, A. D. 1938.

C. K. QUIN,
Mayor.

Attest:

JAS. SIMPSON, City Clerk.

AN ORDINANCE

Amending "an ordinance establishing zoning regulations and districts in accordance with a comprehensive plan, and regulating and redistricting the height, number of stories and size of buildings and other structures, percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, location and uses of buildings, structures and land for trade, industry, residences and other purposes, and dividing the City of San Antonio into districts and regulating and redistricting the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts and providing uniform regulations for the several classes or kinds of buildings or structures and uses within the restrictive districts, and adopting a zoning map disclosing the various districts and use areas and the restrictions and limitations and provisions applicable to such districts and areas, and providing for a board of adjustment and defining the powers of same, and providing penalties for the violation of the provisions of such ordinance, and declaring an emergency," passed and approved by the commissioners of the City of San Antonio on the 3rd day of November, A. D., 1938.

Be It Ordained By The Commissioners Of The City of San Antonio:

That an ordinance entitled "An ordinance establishing zoning regulations and districts in accordance with a comprehensive plan, and regulating and redistricting the height, number of stories and size of buildings and other structures, percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, location and uses of buildings, structures and land for trade, industry, residences and other purposes, and dividing the City of San Antonio into districts and regulating and redistricting the erection, construction, re-construction, alteration, repair or use of building, structures or land within such districts, and providing uniform regulations for the several classes or kinds of buildings or structures and uses within the restrictive districts, and adopting a zoning map disclosing the various districts and use areas and the restrictions and limitations and provisions applicable to such districts and areas, and providing for a board of adjustment and defining the powers of same, and providing penalties for the violation of the provisions of such ordinance, and declaring an emergency," passed and approved by the commissioners of the City of San Antonio on the 3rd day of November, A. D., 1938, be and the same is hereby amended by adding paragraph 53-A to Section 21 thereof, as follows:

"53-A. DISPLAY SIGNS. The Board of Commissioners may grant a permit to erect a display sign or flood light, or both, within the area included in the set-back provisions of this ordinance in all districts except District A, B, C, D and E, provided such display signs or flood lights are erected and supported wholly within the property lines of such property, and provided further, that such display sign or flood light shall in all other respects comply with the requirements of the Sign and Billboard Ordinance of the City of San Antonio passed and approved the 11th day of January, A. D. 1940."

WHEREAS, on account of the congestion in the streets in the City of San Antonio and the danger from fire, panic and the undue concentration and congestion of population, and the lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of San Antonio, the lack of regulations restricting and regulating the use to which lands and buildings of the City of San Antonio may be devoted, creates an urgency and emergency in behalf of the public peace, health, safety and general welfare, necessitating that this ordinance become effective at once, and it is accordingly ordained that the same become effective immediately upon its passage, as the Charter of the City of San Antonio in such cases is made and provided.

Passed and approved this 19th day of January, A. D. 1940.

MAURY MAVERICK, Mayor
Attest: J. J. PATTERSON, City Clerk.

XIV—LEGAL NOTICES

170—Legal Notices

AMENDING SECTION 2 OF AN ORDINANCE ENTITLED "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS, ETC.," PASSED AND APPROVED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO ON THE 3RD DAY OF NOVEMBER, A. D. 1938, BY ADDING AFTER PARAGRAPH 3 OF SECTION 2 OF SAID ORDINANCE A NEW PARAGRAPH DESIGNATED "3.1," AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COMMISSIONERS OF THE CITY OF SAN ANTONIO:

1. That Section 2 of an Ordinance entitled "AN ORDINANCE ESTABLISHING ZONING REGULATIONS AND DISTRICTS, ETC.," passed and approved by the Commissioners of the City of San Antonio on the 3rd day of November, A. D., 1938, be and the same is hereby amended by adding after paragraph 3 of said Section 2, the following new paragraph to be designated as "3.1," as follows:

"3.1. On and after April 1, 1940, all of the property in New City Block No. 2870, New City Block 3098 and New City Block 3099, classified as "B" Residential on map 18 of the maps mentioned in paragraph 3 next above, shall cease to be classified as "B" Residential and shall thereafter be classified as "C" Residential."

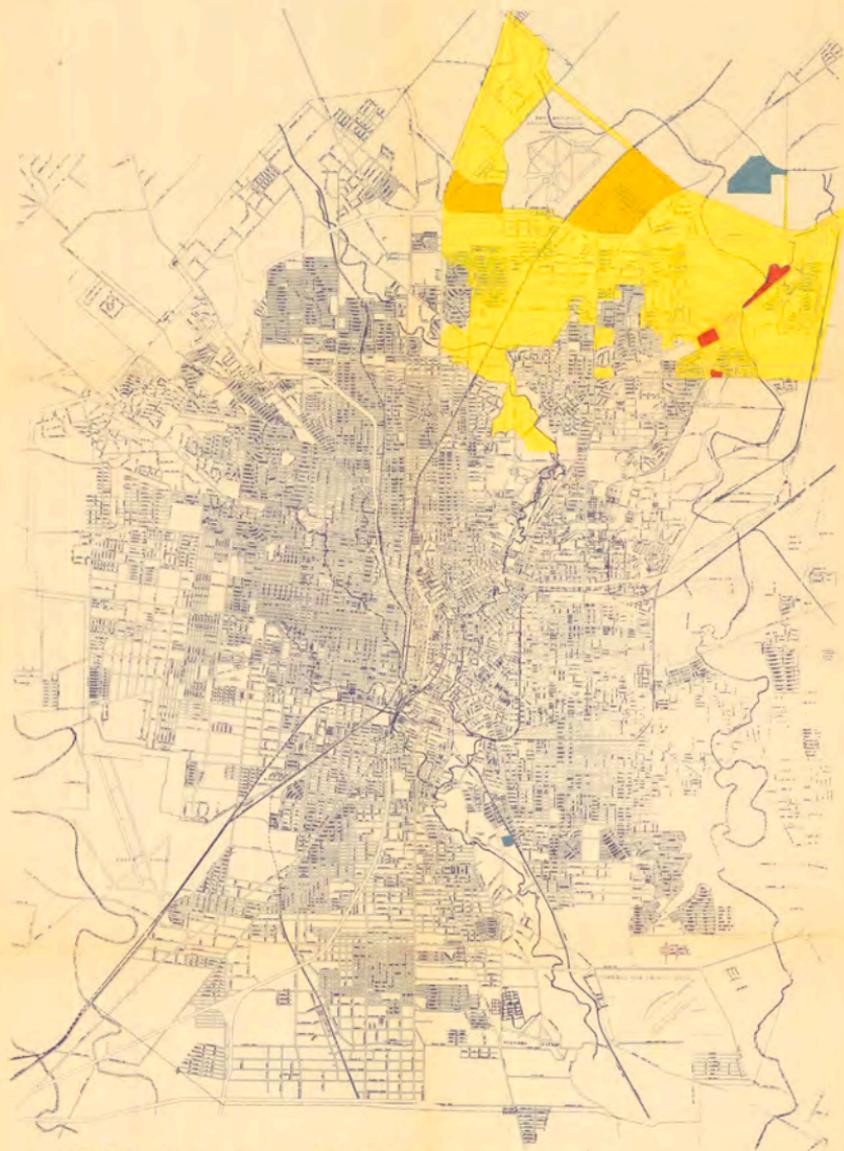
2. WHEREAS, considerable building is contemplated in the area above set out and lack of adequate ordinances and provisions controlling the construction and use of buildings and other structures within the City of San Antonio, the lack of regulations regulating the use to which lands and buildings of the City of San Antonio may be devoted, creates an urgency and emergency in behalf of the public peace, health, safety and general welfare necessitating that this ordinance become effective at once upon its passage by a four-fifths (4-5) majority of the Board of Commissioners; and it is so ordered.

3. PASSED AND APPROVED this 18th day of April, A. D. 1940.

MAURY MAVERICK, Mayor.

Attest:

J. J. PATTERSON, City Clerk.



CITY OF SAN ANTONIO TEXAS
department of planning

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